

NOTICE OF MEETING
PLANNING COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH

Public Notice

Notice is hereby given that the Planning Commission of the City of St. George, Washington County, Utah, will hold a **Planning Commission** meeting in the City Council Chambers, 61 S Main St, St George, Utah, on **Tuesday, May 12, 2026**, commencing at **5:00 p.m.**

The agenda for the meeting is as follows:

Call to Order

Flag Salute

Call for Disclosures

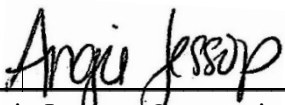
1. **PLANNED DEVELOPMENT AMENDMENT Taco Bell Desert Color – PUBLIC HEARING** – Consider a request to amend the Desert Color zone plan to allow the construction of a new Taco Bell restaurant on 0.75 acres. The site is located on the west of Desert Color Pkwy just south of Southern Parkway. The applicant is AWA Engineering and the representative is Rick Magness. Case No. 2026-PDA-011 (Staff – Dan Boles)
2. **PRELIMINARY PLAT Trails East** – Consider a request for a preliminary plat for seven large lots for future development and two parcels all on 332.64 acres. The applicant is Civil Science, and the representative is Brandee Walker. Case No. 2026-PP-011 (Staff – Dan Boles)
3. **PLANNING COMMISSION TRAINING – Powers & Duties**
4. **MINUTES**

Consider a request to approve the meeting minutes from the April 28, 2026, meeting.

5. **CITY COUNCIL ACTIONS**

Report on items heard at the May 7, 2026, City Council meeting.

1. 2025-ZC-022 *Crimson Heights Behavioral Health*
2. 2025-DA-005 *Crimson Heights Behavioral Health*
3. 2026-ZC-003 *Trails East TNZ*
4. 2026-ZC-004 *Trails East PD-R*
5. 2026-HS-002 *Trails East HS*
6. 2026-ZC-005 *Zion Bible Church*
7. 2026-ZC-006 *Woodhaven Estates Amended & Extended*
8. 2026-HS-001 *Rath ADA ADU*
9. 2025-GPA-019 *Dixie Drive GPA*
10. 2025-ZRA-017 *Bare Foot Montessori Private Micro-School*



Angie Jessop – Community Development Office Supervisor

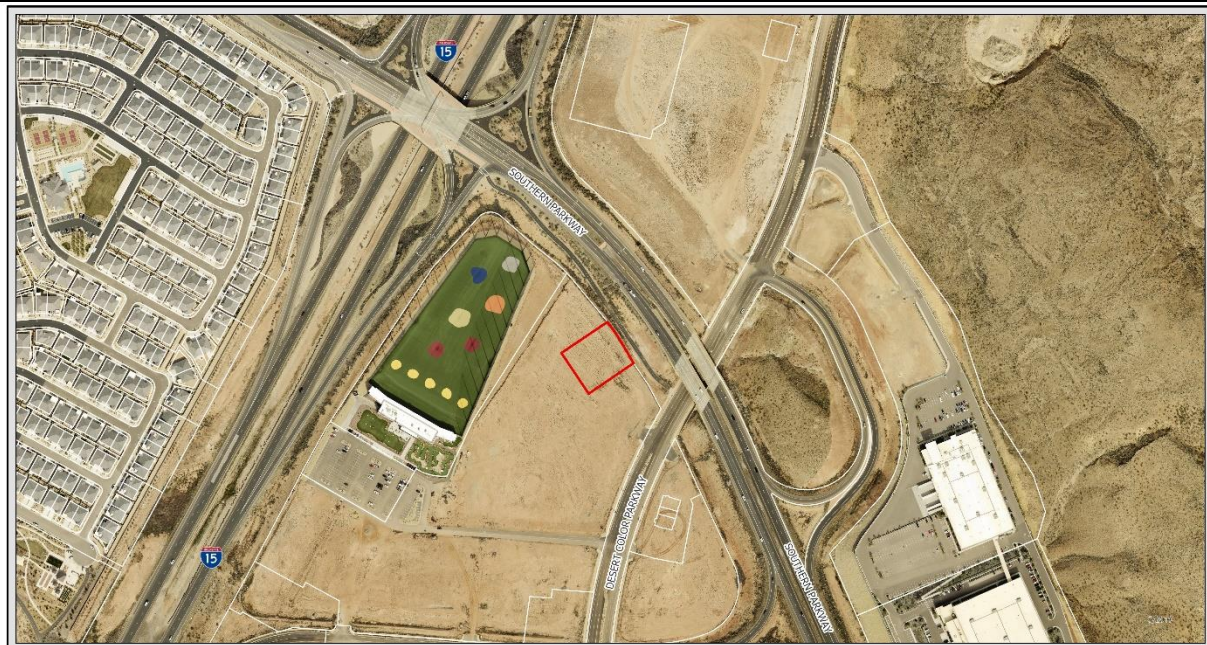
May 8, 2026


Date

Reasonable Accommodation: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office at (435) 627-4674 at least 24 hours in advance if you have special needs.


PLANNING COMMISSION AGENDA REPORT: 05/12/2026

Taco Bell at Desert Color Planned Development Amendment (Case No. 2026-PDA-011)	
Request:	To amend the Desert Color PD-C (Planned Development Commercial) zone for construction of a restaurant.
Applicant:	AWA Engineering
Representative:	Rick Magness
Location:	Located east of Desert Color Pkwy and between Southern Parkway and Black Mountain Drive
General Plan:	PD (Planned Development)
Existing Zoning:	PD-C (Planned Development Commercial)
Surrounding Zoning:	North PD-C (Planned Development Commercial)
	South PD-C (Planned Development Commercial)
	East PD-C (Planned Development Commercial)
	West PD-C (Planned Development Commercial)
Land Area:	Approximately 0.65 acres






TACO BELL DESERT COLOR



Feet



BACKGROUND:

This is a request to approve the conceptual site plan, landscape plan, elevations, renderings, for Taco Bell in the Desert Color commercial area. Any new site plan or changes that occur in an approved PD-C (Planned Development Commercial) zone requires approval of a PD amendment. There have been several approvals for commercial development within Desert Color such as Big Shots Golf Center, pads A, K, M & N, Mountain America, America First Credit Union, Panda Express, The Break restaurant, Fabulous Freddy’s, and Dutch Bros. This property sits to the west of Dutch Bros and Pad ‘A’/Fabulous Freddy’s across Desert Color Pkwy. A preliminary plat creating the proposed subject lot has been reviewed and approved by the Planning Commission and a final plat must be recorded to finalize the creation of the lot.

The proposed project is relatively small, covering about 0.75 acres and featuring a single 2,153-square-foot building. Access will come from Desert Color Parkway through a shared drive aisle. While the Dutch Bros site was originally expected to be the first development in this area, construction timing could result in Taco Bell being built first. Either way, the project will provide adequate access from Desert Color Parkway, including a drive aisle at least 25 feet wide. This same drive aisle is also planned to serve a future restaurant site.

The site includes a single building, along with areas for landscaping, detention, and parking. The 2,153 square-foot building (913 square feet of dining and 1,241 square feet of kitchen space) requires 15 parking stalls, which are provided. The project also includes one drive-through lane, with a queuing area that staff estimates can accommodate about eight vehicles.

Please see the table below for a summary of the zoning requirements.

Zoning Requirements			
Regulation	Section Number	Proposal	Staff Comments
Setbacks	10-8D-6	Proposed setbacks: Front (south-west): 106’ Side (north-west): 41’ Side (south-east): 55’ Rear (north-east): 48’	The proposed front (south-west) setback is shown at 106’ from the common drive aisle creating area for landscaping and parking. All setbacks are being met.
Pedestrian Circulation Plan	10-8-6	Pedestrian circulation is shown on the plans and is provided around the building except on the drive-through side (north-east).	The plans appear to meet the required pedestrian circulation.
Uses	PD-C use list	Restaurant	“Restaurant, coffee shop, delicatessen, internet café” is

			an approved use in the PD-C portion of Desert Color per their zone plan.
Height and Elevation	10-8D-6	Approximately 20'6" to top of parapet and 23' to highest point of ornamental features.	The maximum allowed height is 55' in Desert Color PD-C.
Phasing Plan	10-8D-2	No phasing proposed.	No comment.
Landscape Plan	10-8D-2	Conceptual landscape plan provided (approximately 24% of site).	The landscaping seems to be sufficient. During site plan review, staff will ensure the code compliance.
Utilities	10-8D-2	Conceptual utility plan provided with plat	Utilities have been reviewed with the plat and site plan.
Signs	10-8D-2	Signage is conceptual	Signs will be approved through the sign permit process.
Lighting	10-8D-2, 10-14-1	A photometric plan has been included	Site lighting will be reviewed thoroughly during formal site plan review but appears to meet the requirements of the code.
Lot Coverage	10-8D-6	Conceptual plan shown (6.6%)	The site plan meets lot coverage regulations <50%
Solid Waste	10-8D-6	Solid waste receptacle location is shown on the site plan.	Located on south-west side of the site, will be screened from view.
Landscaping	10-8D-6	Minimum 15' landscape buffer along Southern Parkway.	Plans meet this requirement.
Parking	10-19-5	27 parking stalls provided	Restaurant Kitchen/prep area: 1:250 = 5 stalls Dining Area: 1:100 = 10 stalls
EVCS And Bike Parking	10-19-6	Location of bike parking and conduit for electric parking stations not shown on plans.	During site plan review, staff will ensure the plans meet the EVCS and bike parking requirements to comply with Title 10-19-6.

RECOMMENDATION:

Staff recommends approval of this PD Amendment with the following conditions:

1. A site plan must be applied for and approved prior to construction of the site.
2. The final plat must be reviewed and recorded to create the lot upon which it is located.

ALTERNATIVES:

1. Recommend approval as presented.
2. Recommend approval with modified conditions.
3. Recommend denial of the request.
4. Continue the proposed PD amendment to a later date.

FINDINGS FOR APPROVAL:

1. That the proposed Planned Development Amendment is consistent with the intent of the Desert Color PD-C zone, which anticipates neighborhood-scale commercial uses that serve residents and visitors within the development.
2. That the proposed restaurant use is allowed within the Desert Color zone plan and is compatible with existing and approved commercial development in the surrounding Desert Color area.
3. That the conceptual site plan demonstrates adequate access, internal circulation, and drive-through queuing to accommodate the anticipated demand without creating conflicts with adjacent streets or properties.
4. That the project provides sufficient parking based on the size and operational characteristics of the proposed use.
5. That the proposed development, subject to the conditions of approval, meets the applicable requirements of Title 10 and the Desert Color zone plan and will not be detrimental to public health, safety, or welfare.

POSSIBLE MOTION:

“I move that we forward a positive recommendation to the City Council for the PD Amendment for Taco Bell, Case No. 2026-PDA-011, based on the findings and subject to the conditions listed in the staff report.”

Exhibit A
Applicants Narrative



March 24, 2025

St. George City
Community Development Department
Attn: Dan Boles
175 East 200 North
St. George, UT 84770

RE: Planned Development Amendment Narrative for a proposed Taco Bell located west of Desert Color Parkway within the Future Commercial Development

Mr. Boles,

AWA Engineering is proposing consideration for a Taco Bell fast food store and drive-thru to be built and are submitting for a Planned Development Amendment on behalf of Desert De Oro.

Background

The current site is currently undeveloped
Current Zoning: PD-C (Planned Development - Commercial)
Overall site area: 0.749 acres (32,639 SF)
Gross Taco Bell Floor Area: 2,319 SF
Landscape / Greenspace Coverage: 23.7% (7,730 SF)
Parking / Drive / Sidewalk Coverage: 69.2% (22,590 SF)

Site Plan

The building and the drive-thru are located within the northern half of the site along with two drive accesses along the northwestern and southern corners of the site.

Building / Elevations

The proposed Taco Bell building and elevations will be consistent with the Desert Color standards while maintaining the Taco Bell corporate brand. Building elevations and materials will be consistent with the surrounding commercial development while maintaining the Taco Bell brand.

- Corporate branding for Taco Bell includes purple branding and an integration of muted paneling, windows, and metal accents. The combination of these materials provides an updated design with a unique building element.
- Muted paneling, as well as the large windows, reflect the surrounding area and “blend-in” to the adjacent development.

Landscaping

Landscape planning is proposed and will be provided in accordance with the Desert Color Design Guidelines plant palate and city code.

Transportation / Access

Primary access will be from two commercial accesses, one located at the southern corner of the site and one at the NW corner of the site, as well as internal parking lot circulation.

Parking Analysis

Parking Provided: 27 stalls

Signage

Project signage will comply with Desert Color Design Guidelines and approved city code. Signage includes wall signage, as well as a monument sign.

Lighting

Parking lot lighting will be consistent with Desert Color criteria and will be night sky-friendly and non-obstructive.

The proposed development meets or exceeds city codes and Desert Color's standards.
Desert de Oro looks forward to providing services in the Desert Color area.

Thank you in advance for your consideration and approval of this project.

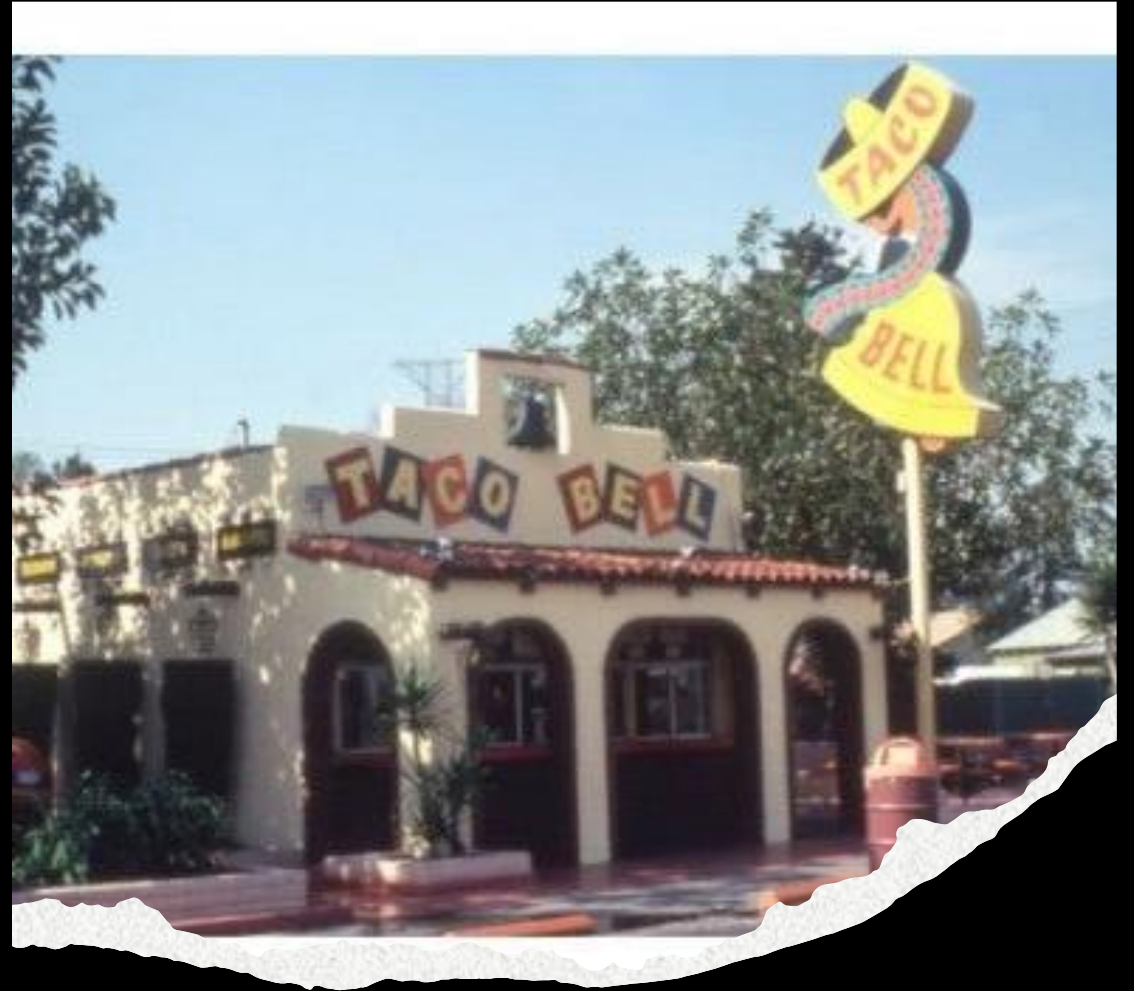
Jenny Cooper

Jenny Cooper
Project Coordinator
jennyc@awaeng.com
385-446-2660

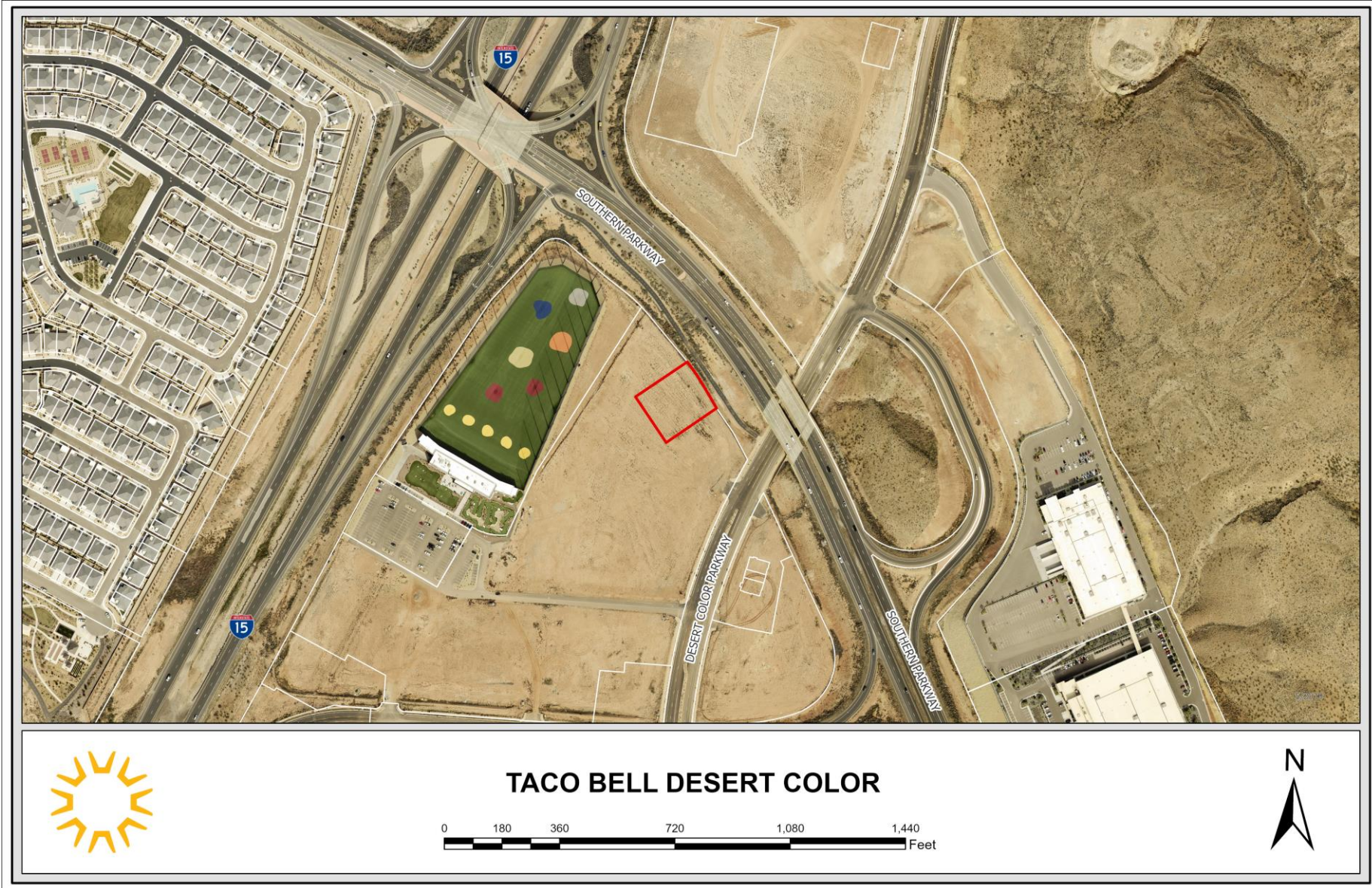
Exhibit B
PowerPoint Presentation

TACO BELL AT DESERT COLOR

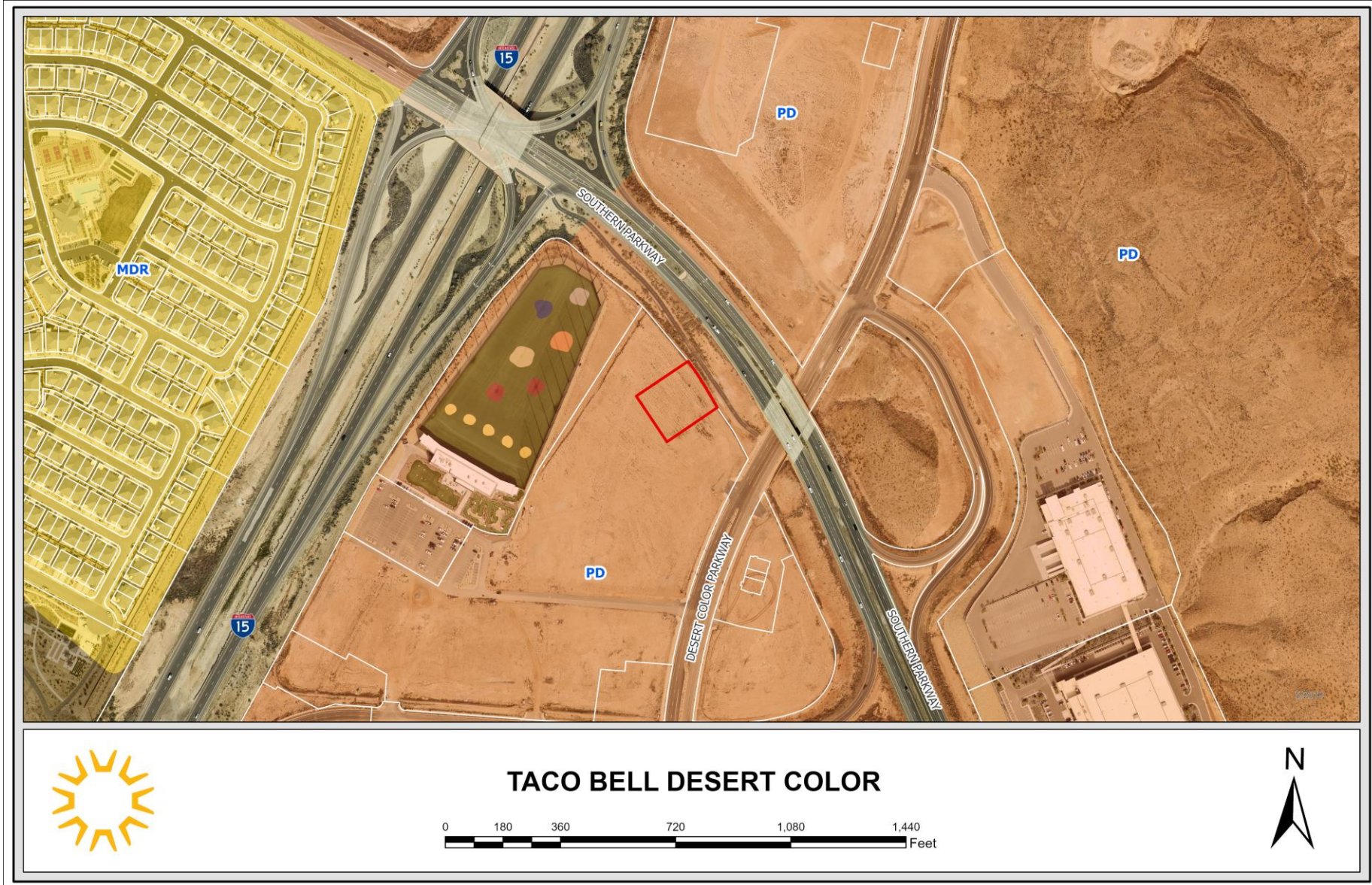
2026-PDA-011



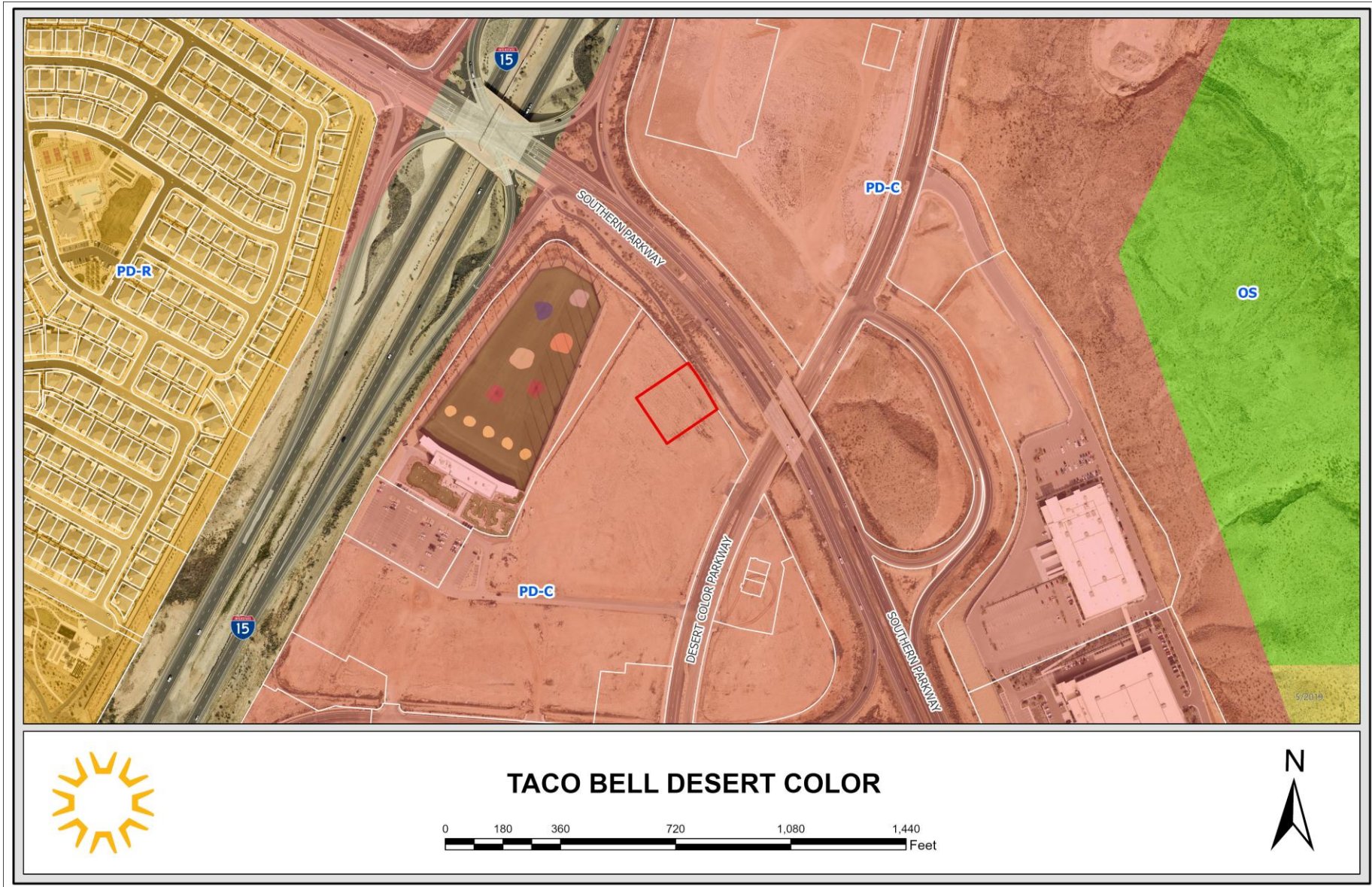
AERIAL MAP



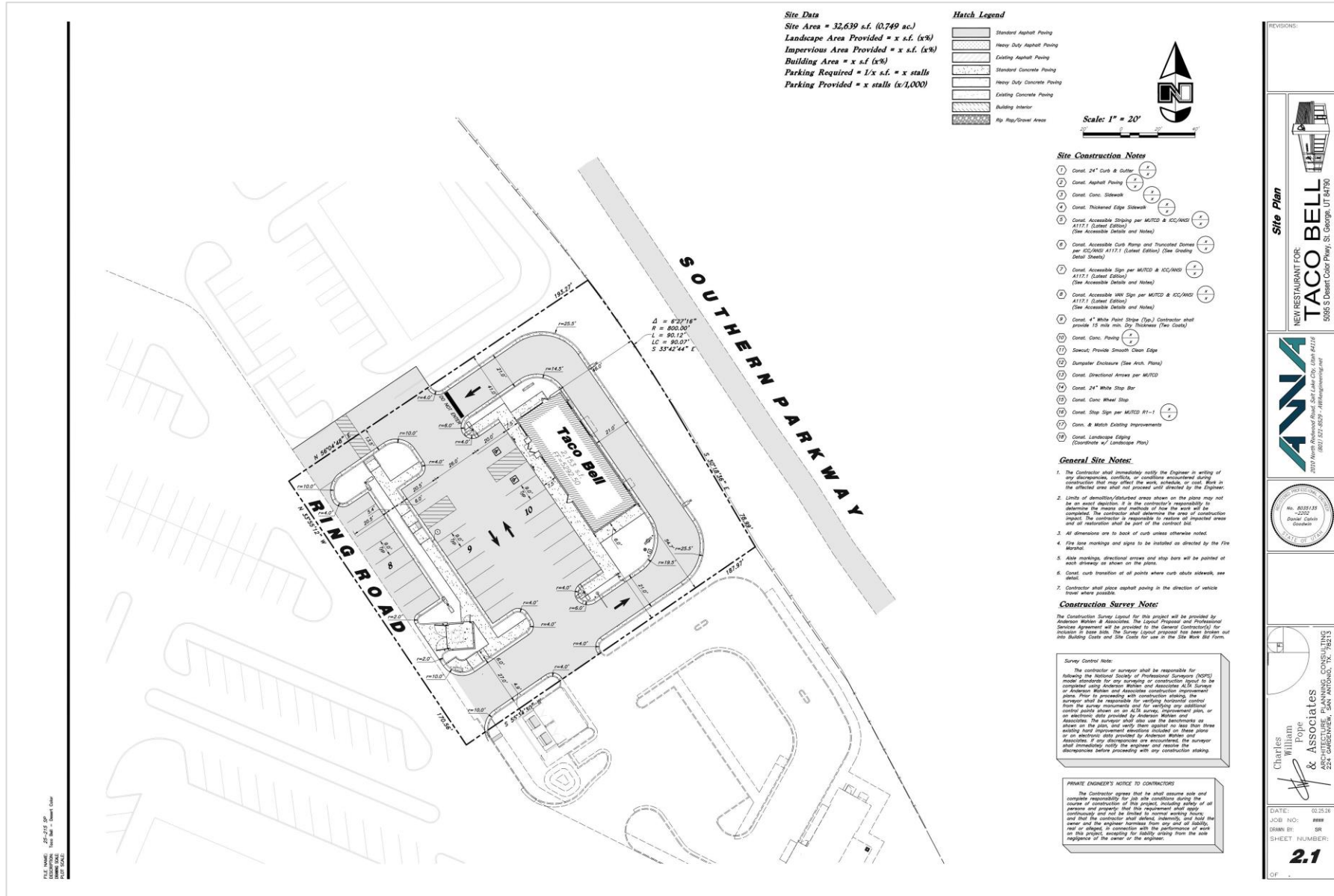
LAND USE MAP



ZONING MAP



SITE PLAN



REVISIONS:

Site Plan

NEW RESTAURANT FOR:
TACO BELL
 5956 S Desert Court Pkwy, S. George, UT 84750

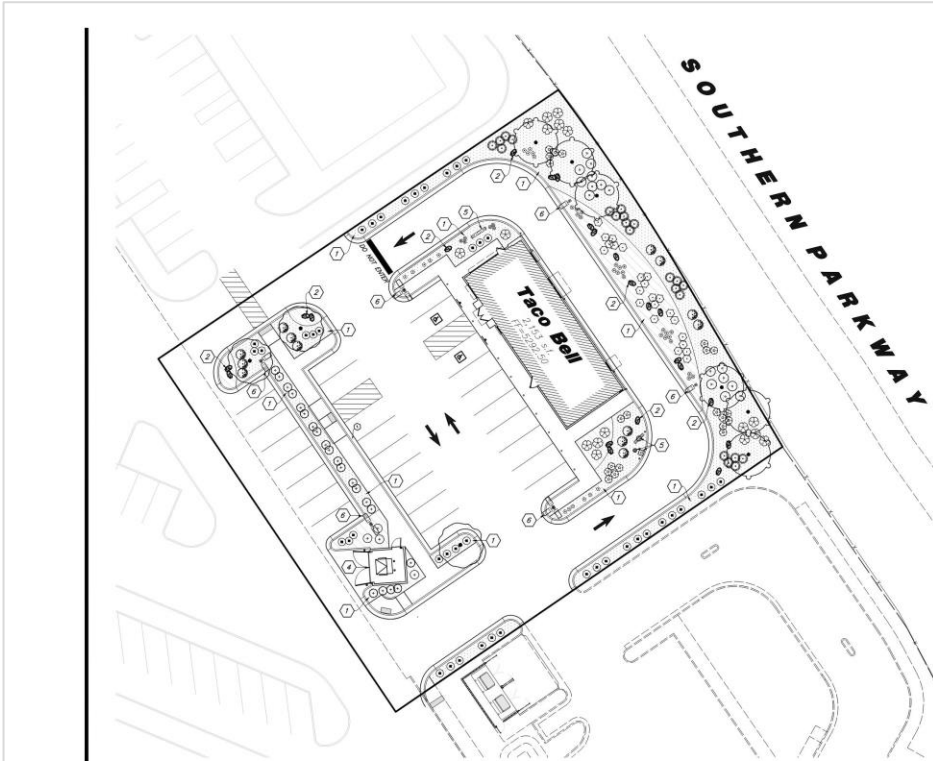
ANMA
 Anderson Whelan & Associates
 1802 W. 52nd Street • West Jordan, UT 84088
 (801) 572-8529 • info@anma.com

Professional Engineer
 No. 8038133
 -2022
 Daniel Calvin
 Civil Engineer
 STATE OF UTAH

Charles
 William
 & Associates
 254 GARDENVIEW, SAN ANTONIO, TX 78215

DATE: 02.25.26
 JOB NO: 8888
 DRAWN BY: SR
 SHEET NUMBER:
2.1

LANDSCAPE PLAN



General Landscape Notes:

- Plant material quantities are provided for bidding purposes only. It is the contractor's responsibility to verify all quantities shown on the plans and the availability of all plant species and their specified sizes prior to submitting a bid. The contractor must verify the Landscape Architect prior to submitting a bid if the contractor determines a quantity of planting or installation is greater than or less than the quantity shown on the plans. The contractor must provide a written explanation of any changes to the quantities shown on the plans to the Landscape Architect. Plans take precedence over plant schedule quantities.
- Contractor shall call Blue Stakes before excavation for plant material.
- Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period and report any and all damage to utilities, structures, site furnishings, etc. which occurs as a result of the landscape construction.
- The landscape contractor shall assume the site conditions under which the work is to be performed and notify the general contractor in writing of construction conditions. On not proceed until conditions have been corrected.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- The site and architectural drawings for all structures, hardscape, grading, and drainage information.
- Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personal injury and property damage insurance. Cleanup must be performed daily, and all landscape areas must be restored free of dirt and mud at final cleanup. Construction must occur in a timely manner.
- All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurserymen, Inc. In addition, all new plant material shall be of specimen quality.
- The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, seed, color, fruit and culture only as approved by the Landscape Architect.
- It is the contractor's responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to substitute materials and methods and necessary all plant materials.
- The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wind, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants.
- The contractor shall install all landscape material per plan, notes and details.
- All existing and relocated trees shall be properly protected. Trees damaged during construction shall be replaced at no cost to the owner.
- Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
- No grading or soil placement shall be undertaken when soils are wet or frozen.

- Verify and utilize existing topsoil if available for shrub areas. If topsoil is not available, imported topsoil shall be used for shrub areas. The topsoil must be a premium quality soil, free of rocks, debris, roots, and plant matter. The landscape contractor shall perform a soil test on the existing soil for imported topsoil. Results of the soil test shall be provided to the owner by the contractor. The contractor shall be responsible for the cost of the soil test.
- Prior to placement of topsoil in all landscaping areas, remove all construction debris and trash. All subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transfer layer between existing and new soils.
- Provide on 8 inch depth of existing or imported topsoil in shrub areas.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site and replaced with plant benefit material. The top of the root balls shall be planted flush with the finish grade.
- Plant material holes shall be compacted to 1 part soil conditioner and shall be mixed of the planting hole. Deep water at plant material immediately after planting. Add bacteria to assist in decomposition as needed.
- All new plants shall be balled, balled and burlapped or container grown, unless otherwise noted on plant schedule. Container grown trees shall have the burlap removed. Trees to be balled and burlapped shall have the burlap, burlap or plastic cut and pulled away from the trunk exposing 1/2 of the root ball. For trees in new burlap, cut and remove the wire burlap.
- Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive specified stone over Devil Flite Weed Barrier (Black Weave Fabric). Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly above finish grade and concrete finish.
- All deciduous trees shall be double staked over tree staking detail. It is the contractor's responsibility to remove tree staking in a timely manner once staked trees have taken root. Deciduous tree size to be 1/1. Check the PT20.
- Landscape boulders shall be recessed into decorative stone of a three (3) inch depth and washed after installation. Boulders shall be placed adjacent to parking areas a distance of 10 feet from curb or bumper should hit boulder. Boulders shall be a minimum of four (4) feet long from back of curb.
- Landscape installer shall repair or replace plantings and accessories that fail in materials, workmanship, or growth within specified warranty period. Failure includes, but are not limited to the following: Death and unsatisfactory growth, except for failures resulting from abuse, lack of adequate maintenance, or neglect by Owner, or incidents that are beyond installer's control. Warranty period shall be 12 months and begin at date of final project acceptance.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
	3	Keteleeria pinnatifida / Golden Rain Tree	1 1/2" Cal. Min. / 8-8" Ht.
	6	Lagerströmia indica 'Watermelon Red' / Watermelon Red Crape Myrtle	24" Box, Multi-Trunk
SHRUBS			
	22	Baccharis x 'Contaminia' / Centennial Coyote Bush	5 gal
	23	Hesperis matronalis / Red Yucca	5 gal
	13	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	5 gal
	17	Leucosiphum longimanis 'Rio Bravo' / Rio Bravo Texas Ranger	5 gal
	21	Leucosiphum aegyptium 'Cimarron' / Cimarron Texas Ranger	5 gal
	4	Phloxia x 'Frasier' / Phloxia	5 gal
	43	Raphanopis indica 'Ballerina' / Ballerina Indian Newfangled	5 gal
	21	Rosa x 'Nora' / Flower Carpet Red Groundcover Rose	5 gal
	16	Rosa x 'Nora' / Flower Carpet Red Groundcover Rose	5 gal
	16	Rosa x 'Nora' / Flower Carpet Red Groundcover Rose	5 gal
PERENNIALS			
	6	Boltonia multicaulis / Desert Marigold	1 gal
	22	Gaura (Inchmair) 'Siskiyou Pink' / Siskiyou Pink Gaura	1 gal
	16	Sedum grappi 'Hot Lips' / Autumn Sage	1 gal

MATERIAL SCHEDULE

Symbol	Comments	Details
	Decorative Stone #1 - Install a Three (3) inch Depth Clear Devil Flite Weed Barrier. Stone shall be used in all Specified Shrub Areas and Bedding. Stone shall be installed in a minimum of 1/2" in Diameter and Match Stone Color Used in the Adjacent Forestry and Median. Apply an Application of Pre-Emergent Herbicide Prior to Installing Stone. Stone Shall be Angular and 3-5" in Diameter. Chunky Apache Brown. Stone Shall be From a Local Source. Provide a Sample for Approval.	3,2,1
	Decorative Stone #2 (Access) - Install a Eight (8) inch Depth Clear Devil Flite Weed Barrier. Stone shall be used in all Specified Shrub Areas and Bedding. Stone shall be installed in a minimum of 1/2" in Diameter and Match Stone Color Used in the Adjacent Forestry and Median. Apply an Application of Pre-Emergent Herbicide Prior to Installing Stone. Stone Shall be Angular and 3-5" in Diameter. Chunky Apache Brown. Stone Shall be From a Local Source. Provide a Sample for Approval.	3,2,1
	Landscape Boulder - Landscape and Retaining Boulders shall be 3-4' in Diameter and Match Boulder Used in Street Median. Boulders shall be Banded, Blue, and Granite. Boulders shall be Replaced into the Ground Three (3) Inches and Not Set on Top of Stone.	4,2,1

Landscape Data

Site Area = 32,639 s.f. (0.749 ac.)
 Landscape & Irrigated Area Provided = 7,730 s.f. (23.7%)
 Southern Backway Footage = 121 Lf.
 Street Trees Required (1 per 30 Lf. of Footage) = 6 Trees
 Street Trees Provided = 6 Trees (6 Provided) +
 1 Tree per 4,000 s.f. of LS @ 7,730 s.f. = 2 Trees (2 Provided)
 Parking Lot Area = 8,648 s.f.
 Parking Lot Landscape Required = 433 s.f. (5%)
 Parking Lot Landscape Provided = 1,447 s.f. (16.7%)
 50% of the Landscape Area shall be covered with Foliage within 5 Years of Planting

New Street Trees Have Been Selected From the Desert Colors Approved Street Tree List; Trees Have Been Clustered Together to Provide Viability to Building From Planting Vehicles

Landscape Installation Keynotes

- Install Shrub Barrier with Decorative Stone, Weed Barrier and Pre-emergent Plant Material - See Material Schedule for More Detail on Stone Type
- Install Landscape Boulder and Recess Block Stone - See Material Schedule for More Detail
- New Elect. Transformer, Adjust Plant Placement as Needed to not Block Access
- Demolish Enclosure and Maintenance Sign with Plant Screening
- Ordering/Menu Sign by Separate Permit
- Light Pole - See Site Elect. for More Detail, Provide Stone Plant Material Around Light Pole



REVISIONS:

Landscape Plan

NEW RESTAURANT FOR:
TACO BELL
 5906 S Desert Color Pkwy., S. George, UT 84790

ANMA
 4007 W. 100th Street, Suite 100, Sandy, UT 84070
 (801) 572-8529 • anma@anma.com

Charles William Pope
 & Associates
 CONSULTING ENGINEERS
 524 GARDENVIEW, SAN ANTONIO, TX 78215

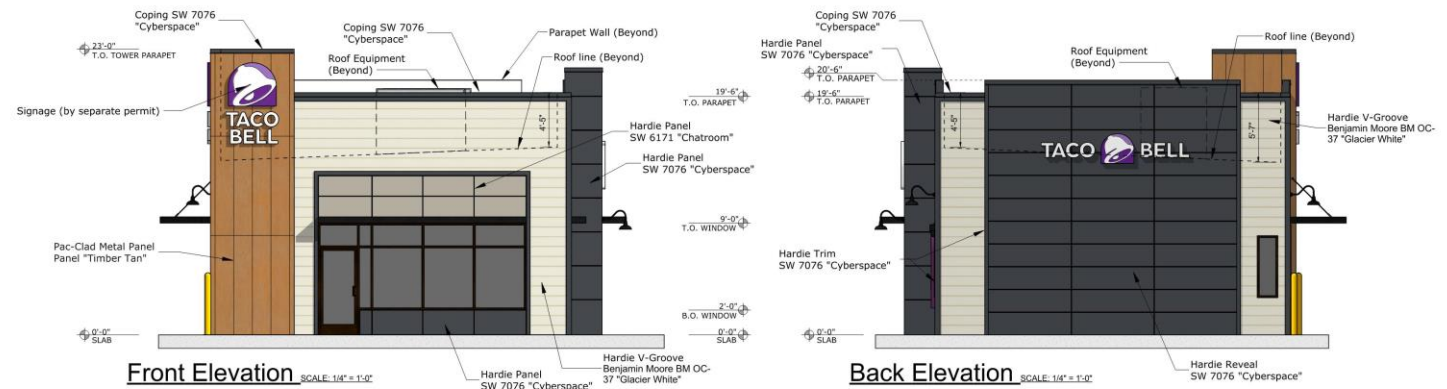
DATE: 02/26/2020
 JOB NO: 1888
 DRAWN BY: SR
 SHEET NUMBER:
L1.1

Know what's below.
 Call before you dig.

W:\13 - 215 Taco Bell - REVIT - CHM\FW\131-215_L1.649 - 2/17/2020 10:31:57 AM 1/1

PLOT NAME: 131-215 Taco Bell
 DRAWING NO: 131-215 L1.649
 DATE: 2/17/2020
 DRAWN BY: SR

ELEVATIONS



Material and Color Legend

-  Pac-Clad Metal Panel "Timber Tan"
Field Color: Tower Walls
-  Benjamin Moore Exterior Paint BM OC-37 "Glacier White"
Field Color: Hardie Artisan V-Groove Panel Wall Color
-  SHERWIN WILLIAMS Exterior Paint SW 6171 "Chatroom"
Field Color: Hardie Panel Vertical Siding Panel Wall/Door/Frame Color
-  SHERWIN WILLIAMS Exterior Paint SW 7076 "Cyberspace"
Field Color: Hardie Panel Vertical Siding Panel Wall/Trim/ Mill Coping Color

All signs are not vested & are approved with a separate permit

DATE: 04.25.25
JOB NO: 4560
DRAWN BY: [Signature]
SHEET NUMBER: 3.3.3

REVISIONS:

Exterior Renders

NEW RESTAURANT FOR
TACO BELL
W. Loma Industrial Pkwy., Phoenix, AZ 85050

PRELIMINARY - SEE LIST FOR INTERIM REVIEW AND FINAL PERMIT OF CONSTRUCTION PURPOSES. CONTACT FOR #2 4/25/25

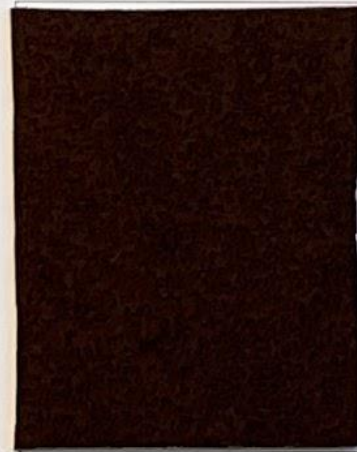
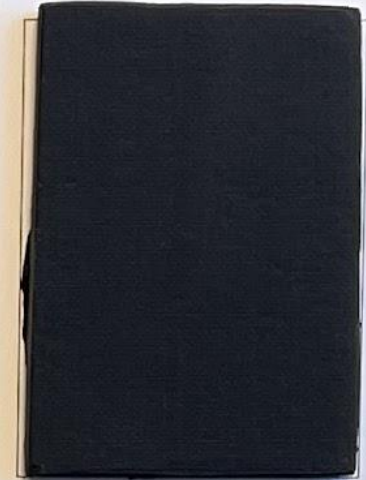
Charles Williams Pope & Associates ARCHITECTURE & PLANNING CONSULTING 222 GARDENVIEW, SAN ANTONIO, TX 78213

DATE: 04.25.25
JOB NO: 4560
DRAWN BY: [Signature]
SHEET NUMBER: 3.3.3

MATERIALS BOARD



SHERWIN WILLIAMS
Exterior Paint
-
SW 7076
Semi-Gloss
-
"Cyberspace"
-
Hardie Reveal
Panel Wall Color



WESTERN STATES
T-Groove Metal Panel
-
"Weathered Rustic"
-
Front Taco Bell Tower



SHERWIN WILLIAMS
Exterior Paint
-
SW 7043
Semi-Gloss
-
"Wordly Gray"
-
Hardie V-Groove
Panel Wall Color



Sample Board

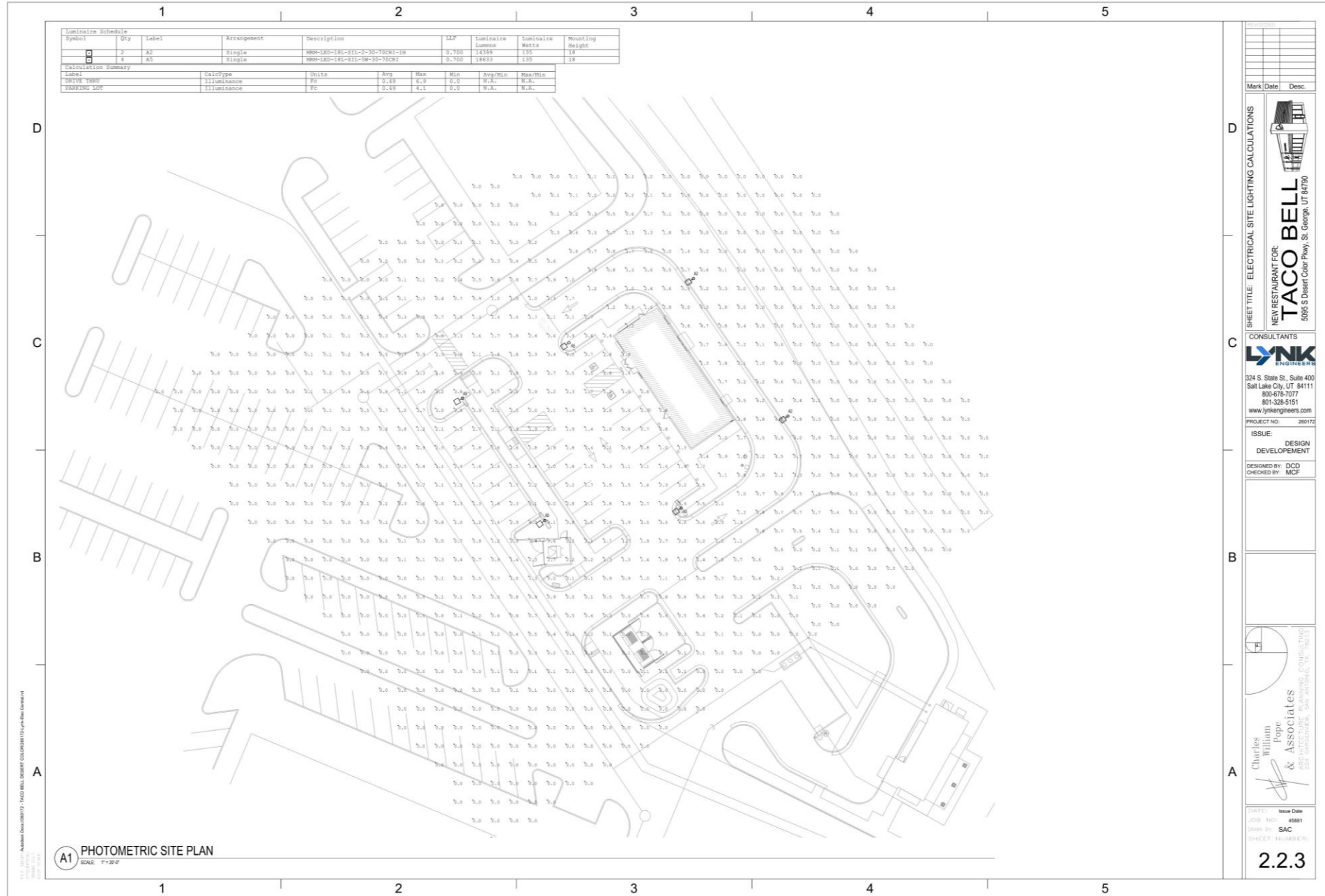
45881 | Taco Bell - Desert Color Parkway
S. Desert Color Parkway, St. George, UT 84790

 Charles William Pope
& Associates
224 Gardenview
San Antonio, Texas 78213
Tel: (210) 349-6005 Fax: (210) 349-6025

04.03.2026

A

LIGHTING PLAN



PROJECT NO. 260172

ISSUE: DESIGN DEVELOPEMENT

DESIGNED BY: DCD
CHECKED BY: MCF

CONSULTANTS
JYSKANG ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-478-7077
801-328-5151
www.jyskangengineers.com

Charles William Pope & Associates
ARCHITECTURE, PLANNING, CONSULTING
2501 GARDNER, SAN ANTONIO, TX 78211

DATE: Issue Date
JOB NO: 45881
DRAWN BY: SAC
SHEET NUMBER:
2.2.3

MOTION

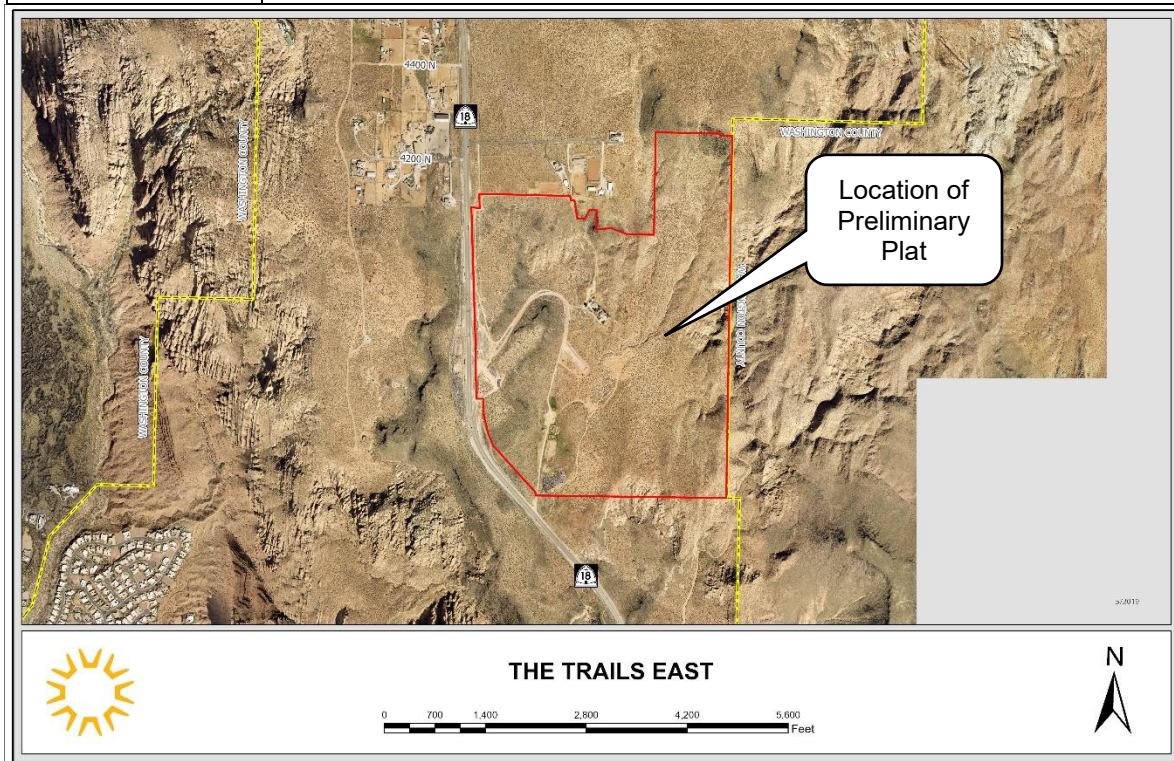
“I MOVE THAT WE FORWARD A POSITIVE RECOMMENDATION TO THE CITY COUNCIL FOR THE PD AMENDMENT FOR TACO BELL, CASE NO. 2026-PDA-011, BASED ON THE FINDINGS AND SUBJECT TO THE CONDITIONS LISTED IN THE STAFF REPORT.”

CONDITIONS

1. A SITE PLAN MUST BE APPLIED FOR AND APPROVED PRIOR TO CONSTRUCTION OF THE SITE.
2. THE FINAL PLAT MUST BE REVIEWED AND RECORDED TO CREATE THE LOT UPON WHICH IT IS LOCATED.

PLANNING COMMISSION AGENDA REPORT: 05/12/2026

Trails East Preliminary Plat (Case No. 2026-PP-011)	
Request:	Consider a request for a preliminary plat for seven large lots for future development and two parcels all on 332.64 acres to be called The Trails East Preliminary Plat.
Applicant:	Civil Science
Representative:	Brandee Walker
Location:	The property is generally located on the east side of Hwy 18 between approximately 3900 North and 4300 North.
General Plan:	LDR (Low Density Residential)
Existing Zoning:	G&G (Gravel & Grazing) – at the time of writing of this staff report
Surrounding Zoning:	The property is bounded by G&G (Gravel & Grazing) zoning on portions of the north as well as PD-TNZ (Rusty Cliffs). There is R-1-10 (Residential, single-family 10,000 ft ² minimum lot size) directly to the south as well. To the east is unincorporated Washington County.
Land Area:	Approximately 333 acres



BACKGROUND & REQUEST:

The subject property, consisting of 332.64 acres, is located on the east side of Highway 18 at approximately 3900-4300 North. On May 7, 2026, the City Council approved a zone change for the Trails East PD-TNZ (Planned Development Traditional Neighborhood Zone) and PD-R (Planned Development Residential). The Trails East is just shy of 333 acres and consists of a mix of single-family, townhomes and multifamily units. There is also a commercial element along the highway in the north-west corner. This plat will create legal lots for the property owner to build on. The townhomes, apartments and smaller single-family buildings are all for rent and will not need individual lots for each unit. The larger single-family lots will eventually be subdivided into single-family lots but as the applicant is not ready to proceed with that portion of the development yet, a single lot is proposed for now.

The proposed plat is consistent with the Trails East PD as presented to Planning Commission and City Council. They are proposing seven lots in total ranging in size from 2.99 acres (commercial lot in the north-west) to the large lot 5 to be subdivided in the future which is 183 acres in total. Lots 6 and 7 are commercial lots and will be developed in the future.

Lots 2-4 will contain the bulk of the multifamily, townhome, and small single-family housing units. None of these are intended to be sold and will not need to have individual pads or lots. The one inconsistency is that Lot 4 is bisected by a public street and therefore should be separated into three separate lots. Lot 1 also has the same issue and will need to be divided into two separate lots. As a condition of approval, the applicant should separate those two proposed lots into separate lots with the final plat creating, in effect a ten-lot subdivision. There are two additional parcels proposed on the south side of the property that are sloped and will not be built on. These will be labeled as non-buildable parcels and not lots.

The Engineering Department has been working with the applicant on the width of the right-of-way entering the north side of the project. The concern is that if designed to the width of a residential collector, the volume of traffic will be too high to allow on-street parking. Engineering is proposing a condition be placed on the plat that parking will not be allowed adjacent to the townhomes on that east-west road that connects Movie Rock Road to the single-family development below to the east. If the applicant wishes to conduct a traffic study to analyze projected traffic flow and volume, this requirement could be modified (see proposed condition of approval below).

RECOMMENDATION:

Staff recommend approval of the preliminary plat for Trails East as presented with the following conditions:

1. That lots 1 and 4 are divided into lots that are not bisected by the public roads.
2. That the main east-west road through the TNZ will be a residential collector road with no street parking adjacent to the townhomes. This may be modified if a traffic

study is produced by the applicant and accepted by the city which demonstrates that traffic demands are not as high as anticipated.

3. That a note is placed on the final plats that this is in a traditionally agricultural area that will have noises and smells that are not typically associated with residential development. For example, "Adjacent and nearby properties may contain active agricultural operations. Agricultural activities may create noise, odors, dust, and other impacts not typically associated with residential areas."

ALTERNATIVES:

1. Approve as presented.
2. Approve with conditions.
3. Deny the application.
4. Continue the proposed preliminary plat to a later date.

POSSIBLE MOTION:

"I move that we approve the Trails East preliminary plat as recommended by staff based on the findings and subject to the conditions listed in the staff report (and subject to the following additional conditions...)."

FINDINGS FOR APPROVAL:

1. The proposed Preliminary Plat meets the requirements found in Section 10-25C-3 of the Subdivision Regulations.
2. The proposed project meets layout and requirements of the Trails PD-TNZ and PD-R zones as presented and approved by the City Council.
3. Approval of the preliminary plat is in the best interest of the health, safety, and welfare of the community.

EXHIBIT A

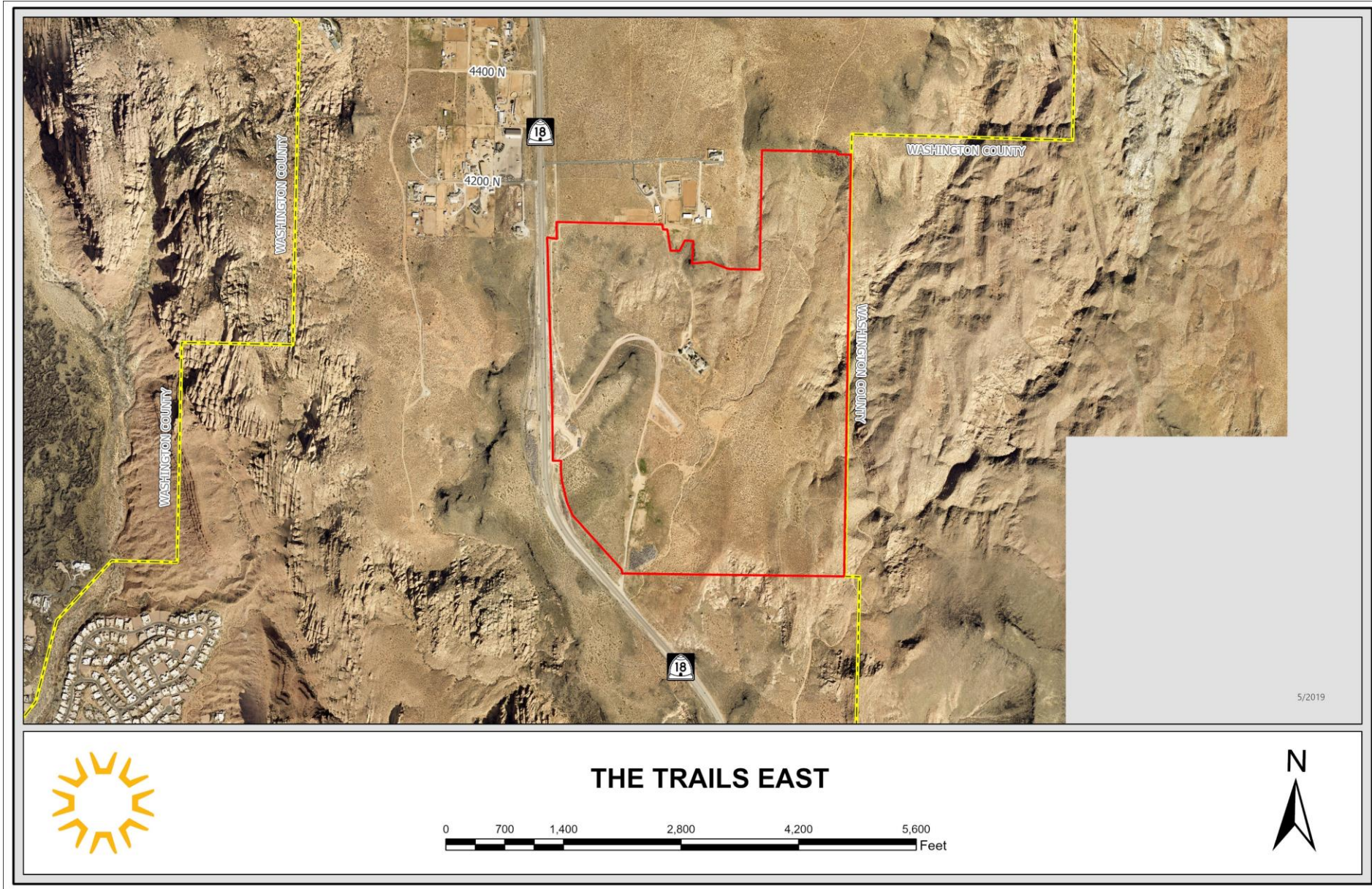
PowerPoint Presentation



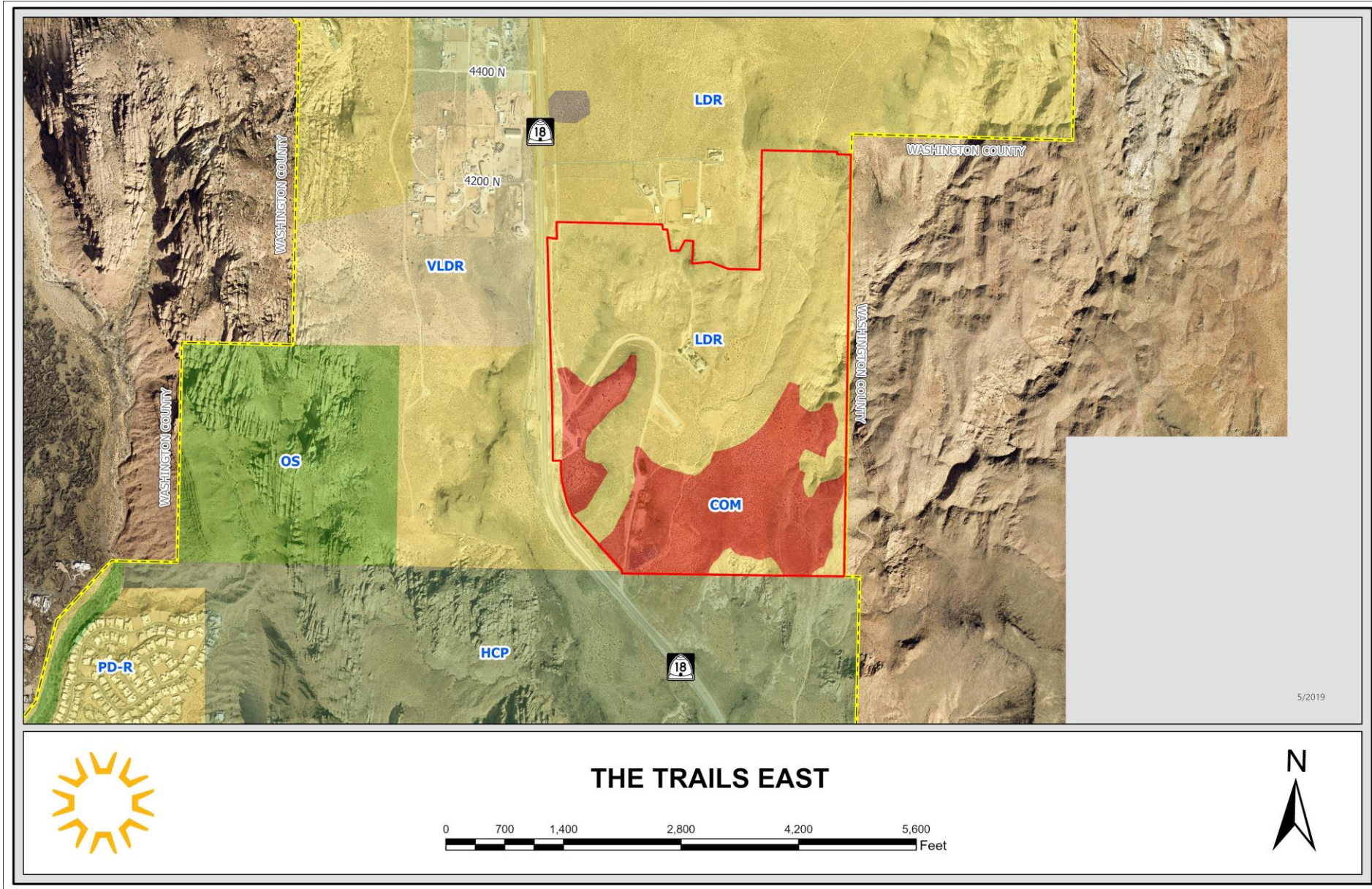
THE TRAILS EAST PRELIMINARY PLAT

2026-PP-011

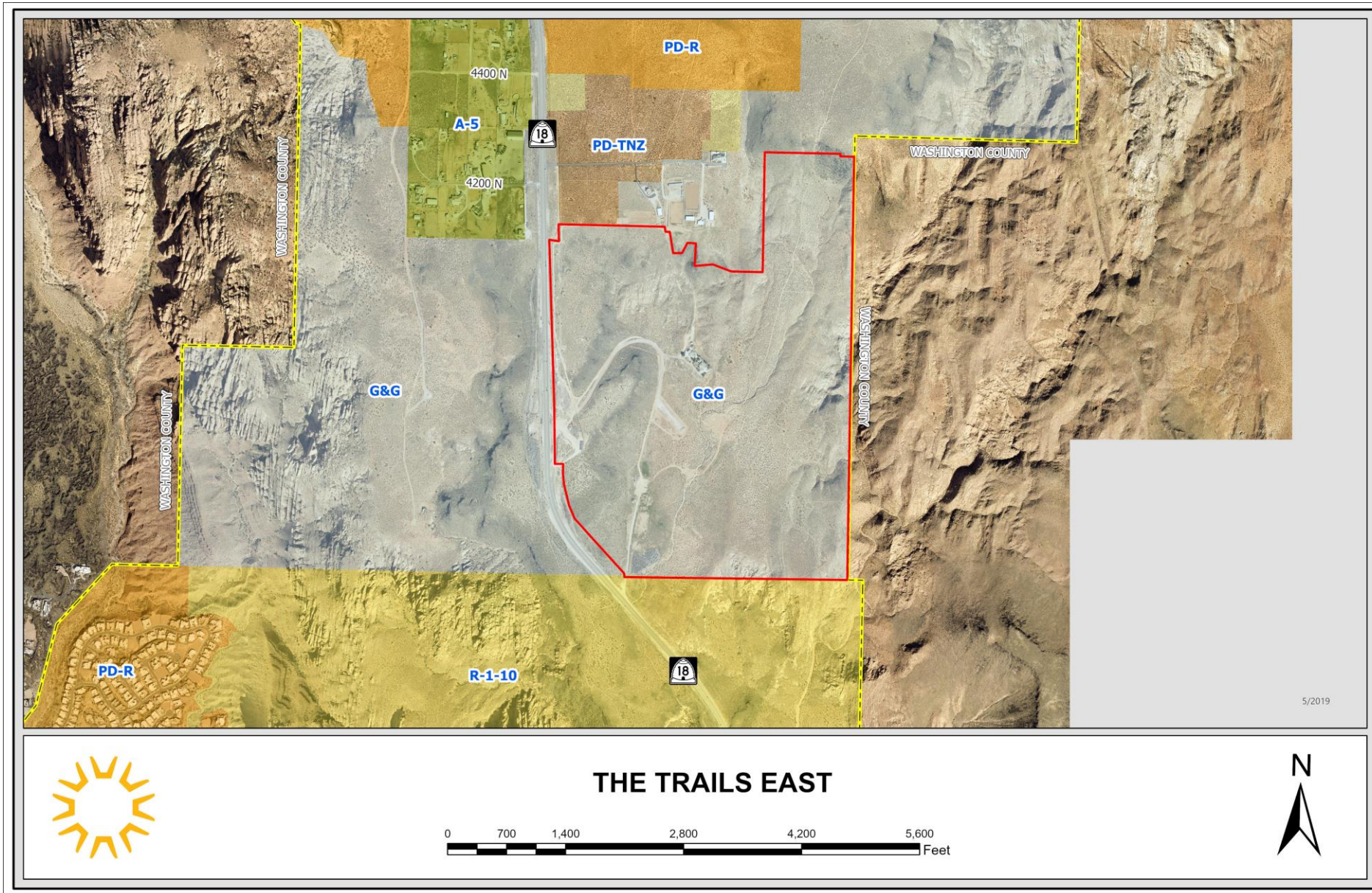
Aerial Map



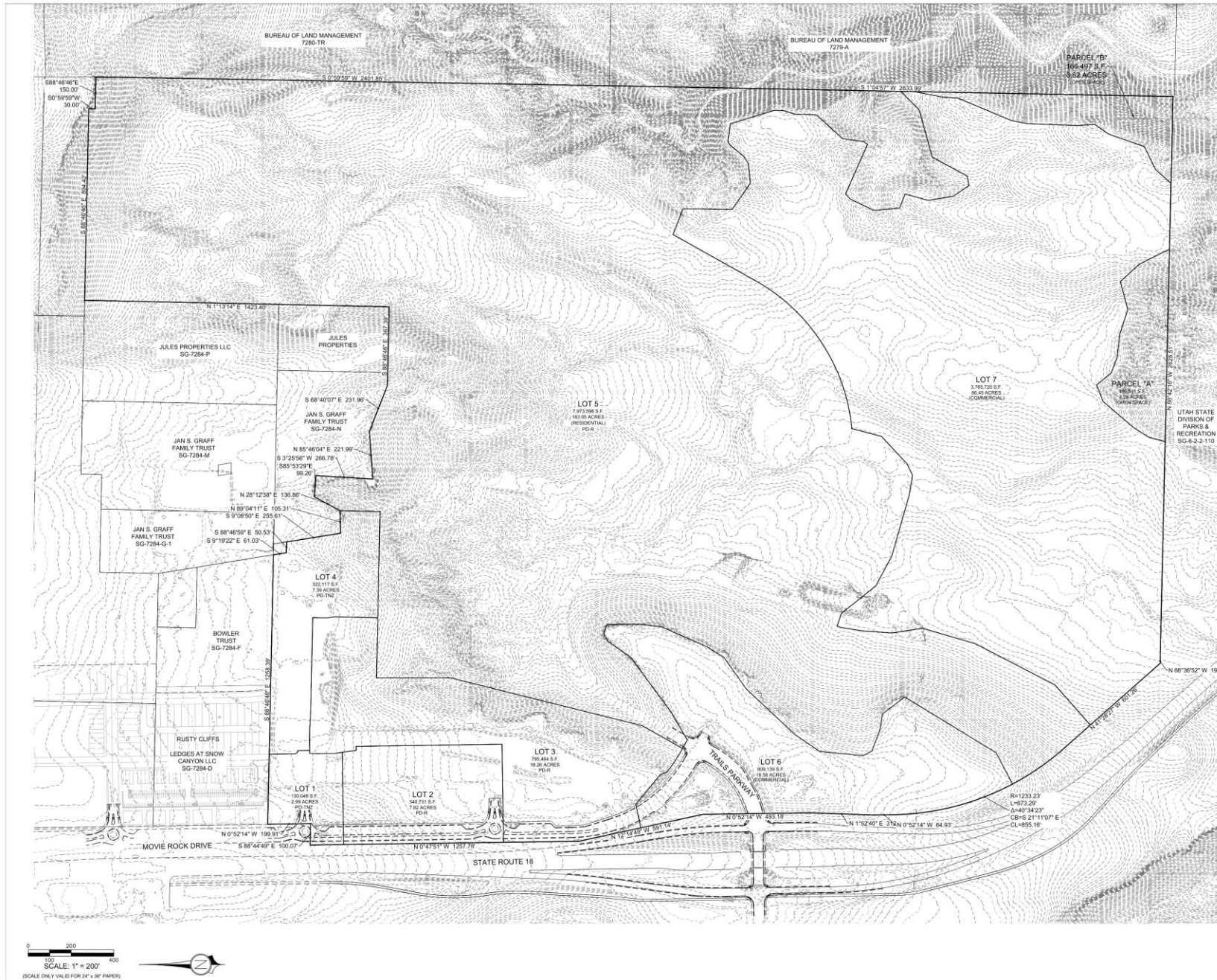
Land Use Map



Zoning Map



Preliminary Plat



HELOS GROUP
 TRAILS DEVELOPMENT CO. LLC
 3940 NORTH TRAVERSE MNT BLVD STE 200
 LEHI, UT 84043

**TRAILS EAST
 SITE TOPOGRAPHY**

1483 S. DAVIS DRIVE, SUITE 150
 ST. GEORGE, UT 84778
 435.966.0100



TRAILS EAST
 SITE TOPOGRAPHY
 LOCATED IN ST. GEORGE, UTAH

PROJ. #	25581
DRAWN BY	BM
DATED	04/10/2028
CHECKED BY	BLW
SCALE OF SHEET	AS SHOWN
HOR. SCALE	1" = 200'
SHEET	3
OF	3
	3

1 **ST. GEORGE PLANNING COMMISSION MINUTES**
2 **April 28, 2026 5:00 P.M.**
3 **CITY COUNCIL CHAMBERS**
4

5 **PRESENT:**

6 **Planning Commission Chair Ben Rogers**
7 **Planning Commission Member Brandon Anderson**
8 **Planning Commission Member Kelly Taysom**
9 **Planning Commission Member Terri Draper**
10 **Planning Commission Member Lori Chapman**
11 **Planning Commission Member Kelly Casey**
12

13 **EXCUSED:**

14 **Planning Commission Member Nathan Fisher**
15

16 **STAFF MEMBERS PRESENT:**

17 **City Deputy Attorney Jami Bracken**
18 **Community Development Director Carol Winner**
19 **Assistant Public Works Director Wes Jenkins**
20 **Planner Brenda Hatch**
21 **Planner Brian Dean**
22 **Development Office Supervisor Angie Jessop**
23

24 **OTHERS PRESENT:**

25 **Applicant Jared Madsen**
26 **Applicant Adam Allen**
27 **Applicant Mike Terry**
28 **Applicant Brandon Hall**
29 **Applicant Eric Mcfadden**
30

31 **CALL TO ORDER:**

32 Planning Commission Chair Rogers called the meeting to order and welcomed all in
33 attendance. The Pledge of Allegiance to the Flag was led by Commission Member
34 Anderson.
35

36 Link to call to order and flag salute: [00:00:11](#)
37

38 Link to call for disclosures [00:00:48](#)
39
40

41 **ITEM 1**

42 **GENERAL PLAN AMENDMENT Larson Property GPA – PUBLIC HEARING** – Consider a
43 request to amend the General Plan land use designation from LDR (Low Density Residential
44 – up to four dwellings per acre) to COM (Commercial) on approximately 2.2 acres located
45 west of the Tuscan Hills and Tuscan Heights development. The applicant is JTM Sky LLC and
46 the representative is Jared Madsen. Case No. 2026-GPA-005 (Staff – Brian Dean)
47

48 [Agenda Packet \[Page 3\]](#)
49

50 Link to Presentation by Brian Dean [00:01:10](#)
51

52 Link to public hearing [00:02:43](#)
53

1 Link to comment by Dayna Pinkston [00:03:00](#)

2
3 Link to comment by Heidi Knuth [00:04:07](#)

4
5 Public Hearing Closed

6
7 Link to comment by applicant Jared Madsen [00:05:43](#)

8
9 Link to discussion by Commission Members and Mr. Dean [00:06:07](#)

10
11 Link to comment by Community Development Director Carol Winner [00:09:04](#)

12
13 Link to motion [00:09:46](#)

14
15 **MOTION:**

16 A motion was made by Planning Commission Member Anderson to forward a
17 positive recommendation to City Council, the Larson Property General Plan
18 Amendment, based on the findings listed in the Staff Report.

19
20 **SECOND:**

21 The motion was seconded by Planning Commission Member Casey.

22
23 **VOTE:**

24 Commission Chair Rogers called for a vote, as follows:

- 25 Planning Commission Chair Rogers – aye
- 26 Planning Commission Member Anderson –aye
- 27 Planning Commission Member Fisher – absent
- 28 Planning Commission Member Casey – aye
- 29 Planning Commission Member Chapman – aye
- 30 Planning Commission Member Taysom –aye
- 31 Planning Commission Member Draper –aye

32 The vote was unanimous. Motion carries.

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37 **ITEM 2**

38 **GENERAL PLAN AMENDMENT Dixie Drive GPA- PUBLIC HEARING** – Consider a request
39 to amend the General Plan land use designation from COM (Commercial) to MHDR (Medium-
40 High Density Residential) on approximately 6.85 acres located west of Dixie Drive and south
41 of Canyon View Drive. The applicant is American Land Consulting LLC, and the representative
42 is Adam Allen. Case No. 2025-GPA-019 (Staff – Brian Dean)

43
44 Agenda Packet [\[Page 15\]](#)

45
46 Link to Presentation by Brian Dean [00:10:30](#)

47
48 Link to public hearing [00:12:30](#)

49
50 No Comments

51
52 Public Hearing Closed

53

1 Link to motion 00:[13:15](#)

2
3 **MOTION:**

4 A motion was made by Planning Commission Member Draper to forward a
5 positive recommendation for the Dixie Drive General Plan Amendment based
6 on the findings in the Staff Report.

7
8 **SECOND:**

9 The motion was seconded by Planning Commission Member Taysom.

10
11 **VOTE:**

12 Commission Chair Rogers called for a vote, as follows:

- 13 Planning Commission Chair Rogers – aye
- 14 Planning Commission Member Anderson –aye
- 15 Planning Commission Member Fisher – absent
- 16 Planning Commission Member Casey – aye
- 17 Planning Commission Member Chapman – aye
- 18 Planning Commission Member Taysom –aye
- 19 Planning Commission Member Draper –aye

20 The vote was unanimous. Motion carries.

21
22
23 **ITEM 3**

24 **ZONE CHANGE- Southern Hills East Areas 5-9 – PUBLIC HEARING** Consider a request
25 to amend the zoning from PD-R (Planned Development Residential) and R-1-7 (Single Family
26 7,000 sq ft minimum lots) to R-1 (Single Family no minimum square footage, 40-foot
27 minimum lot width/frontage) on approximately 101.61 acres. The property is generally
28 located north of South Desert Townhomes and the current end of Hamilton Drive. The
29 applicant is DSG Engineering and the representative is Mike Terry. Case No. 2026-ZC-007
30 (Staff – Brenda Hatch)

31
32 Agenda Packet [\[Page 77\]](#)

33
34 Link to Presentation by Brenda Hatch [00:14:05](#)

35
36 Link to discussion between Commission Members and Ms. Hatch [00:17:49](#)

37
38 Link to public hearing [00:24:34](#)

39
40 No Comments

41
42 Public Hearing Closed

43
44 Link to comment by applicant Mike Terry and discussion with Commission Members
45 [00:25:04](#)

46
47 Link to motion [00:27:04](#)

48
49 **MOTION:**

50 A motion was made by Planning Commission Member Casey to forward a
51 positive recommendation on Item 3, zone change for Southern Hills East,
52 based on the staff findings listed in their report.

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SECOND:

The motion was seconded by Planning Commission Member Chapman.

VOTE:

Commission Chair Rogers called for a vote, as follows:

- Planning Commission Chair Rogers – aye
- Planning Commission Member Anderson –aye
- Planning Commission Member Fisher – absent
- Planning Commission Member Casey – aye
- Planning Commission Member Chapman – aye
- Planning Commission Member Taysom –aye
- Planning Commission Member Draper –aye

The vote was unanimous. Motion carries.

ITEM 4

PLANNED DEVELOPMENT AMENDMENT Bucks Ace Sun River– PUBLIC HEARING –

Consider request for a Planned Development Amendment to the Atkinville Interchange Area Zone Plan, Planned Development Commercial (PD-C) zone. The property is generally located east of Arrowhead Canyon Drive and south of Havasu Drive, in St. George, Utah. The applicants are Sky Engineering, represented by Jared Madsen, and BH Architecture, represented by Brandon Hall. Case No. 2026-PDA-009. (Staff – Brian Dean)

Agenda Packet [\[Page 87\]](#)

Link to comments by Community Development Director Winner [00:27:46](#)

Link to comments by applicants Buck Hurst and Clark Kelsey [00:29:16](#)

Link to comment by Commission Chair Rogers [00:34:40](#)

Link to motion [00:36:08](#)

MOTION:

A motion was made by Planning Commission Member Draper to continue this item.

SECOND:

The motion was seconded by Planning Commission Member Taysom.

VOTE:

Commission Chair Rogers called for a vote, as follows:

- Planning Commission Chair Rogers – aye
- Planning Commission Member Anderson –aye
- Planning Commission Member Fisher – absent
- Planning Commission Member Casey – aye
- Planning Commission Member Chapman – aye
- Planning Commission Member Taysom –aye
- Planning Commission Member Draper –aye

1
2 The vote was unanimous. Motion carries.
3

4 **ITEM 5**

5 **PLANNED DEVELOPMENT AMENDMENT Irvine Mixed Use Commercial – PUBLIC**
6 **HEARING** – Consider a request for a Planned Development Amendment to the Atkinville
7 Interchange Area Zone Plan, Planned Development Commercial (PD-C) zone. The property is
8 generally located east of Pioneer Road and north of Sun River Parkway, in St. George, Utah.
9 The applicant is Premier Design and Engineering Inc, represented by Eric Mcfadden. Case
10 No. 2026-PDA-010. (Staff – Brian Dean)

11
12 Agenda Packet [\[Page 116\]](#)

13
14 Link to Presentation by Brian Dean [00:36:45](#)

15
16 Link to discussion between Commission Members and Mr. Dean [00:41:40](#)

17
18 Link to public hearing [00:42:15](#)

19
20 No Comments

21
22 Public Hearing Closed

23
24 Link to motion [00:42:49](#)

25
26 **MOTION:**

27 A motion was made by Planning Commission Member Draper to forward a
28 positive recommendation on Item 5, Planned Development Amendment, for
29 the Irvine Mixed Use Commercial, including the requirements found in Title
30 10 and the Atkinville Interchange Zone Plan compliance as well as the
31 increased building height request be limited to 48 ft 6 inches, as depicted in
32 the elevations.

33
34 **SECOND:**

35 The motion was seconded by Planning Commission Member Chapman.

36
37 **VOTE:**

38 Commission Chair Rogers called for a vote, as follows:

- 39
40 Planning Commission Chair Rogers – aye
41 Planning Commission Member Anderson –aye
42 Planning Commission Member Fisher – absent
43 Planning Commission Member Casey – aye
44 Planning Commission Member Chapman – aye
45 Planning Commission Member Taysom –aye
46 Planning Commission Member Draper –aye
47

48 The vote was unanimous. Motion carries.
49

50 **ITEM 6**

51 **PRELIMINARY PLAT Irvine Mixed Use Commercial** – Consider a request for a preliminary
52 plat amendment to the Sun River Commons Phase 5 plat for a mix use commercial building

1 totaling approximately 3.04 acres. The applicant is Premier Design and Engineering Inc,
2 represented by Eric Mcfadden. Case No. 2026-PP-012 (Staff – Brian Dean)

3
4 Agenda Packet [\[Page 139\]](#)

5
6 Link to Presentation by Brian Dean [00:43:55](#)

7
8 Link to discussion with Commission Members and Mr. Dean [00:44:56](#)

9
10
11 Link to motion [00:46:21](#)

12
13 **MOTION:**

14 A motion was made by Planning Commission Member Chapman to approve
15 the preliminary plat for the Irvine Mixed Use Commercial, with Staff
16 recommendations, as noted.

17
18 **SECOND:**

19 The motion was seconded by Planning Commission Member Anderson.

20
21 **VOTE:**

22 Commission Chair Rogers called for a vote, as follows:

- 23 Planning Commission Chair Rogers – aye
- 24 Planning Commission Member Anderson –aye
- 25 Planning Commission Member Fisher – absent
- 26 Planning Commission Member Casey – aye
- 27 Planning Commission Member Chapman – aye
- 28 Planning Commission Member Taysom –aye
- 29 Planning Commission Member Draper –aye

30
31
32 The vote was unanimous. Motion carries.

33
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35 **APPROVAL OF MINUTES:**

36 Consider a request to approve the meeting minutes from the April 14, 2026 meeting.

37
38 Agenda Packet [\[Page 152\]](#)

39
40 Link to motion [00:47:00](#)

41
42 **MOTION:**

43 A motion was made by Planning Commission Member Draper to approve minutes of
44 April 14, 2026 meeting.

45
46
47 **SECOND:**

48 The motion was seconded by Planning Commission Member Chapman.

49
50 **VOTE:**

51 Commission Chair Rogers called for a vote, as follows:

- 52 Planning Commission Chair Rogers – aye
- 53

